

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2 Bandit Grove, Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$600,000 & \$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$467,000 \*House ☒ \*Unit ☐ Suburb Cranbourne East

Period - From MARCH 17 to MARCH 17 Source CORE LOGIC

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10 Wiltshire Avenue Cranbourne East, VIC, 3977	\$580,000	26-APR-17
2 11 Carnavon Street Cranbourne East, VIC, 3977	\$580,000	12-MAR-17
3 13 Blackledge Drive Cranbourne East, VIC, 3977	\$602,000	25-FEB-17